Record & Return:
THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165682

BILL GARRETT, Davidson County
Trans:T20160107257 DEEDWARR
Recvd: 12/06/16 15:03 3 pgs
Fees:18.00 Taxes:765.90
20161206-0128071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 5th day of December, 2016.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edith K. Ottestad Per Kristian Ottestad 704 Timber Lane Nashville, TN 37215	New Owner	92-16-J-201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **H. Lee Pulley and wife Karen S. Pulley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edith K. Ottestad and husband, Per Kristian Ottestad**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, known as Unit 201, South Square Condominium, as established by Master Deed of record in Instrument Number 20070710-0082274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to H. Lee Pulley and wife, Karen S. Pulley by Warranty Deed from John C. Kennedy and wife, Mary Jo Kennedy, dated June 21, 2011, recorded June 30, 2011, of record in Instrument No. 20110630-0050298, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 907 18th Ave South, unit 201, Nashville, TN 37212

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of H. Lee Pulley and Karen S. Pulley, by Christopher M. Corriveau pursuant to the Power of Attorney executed by H. Lee Pulley and Karen S. Pulley on 20161206-0128069, of record in Instrument No. 20161206-0128070, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 5th day of December, 2016.

H. Lee Pulley
by C.M. Corr,
Attorney in Fact

H. Lee Pulley by Christopher M. Corriveau,
Attorney-in-Fact

Karen S. Pulley,
by C.M. Corr
Attorney in Fact

Karen S. Pulley by Christopher M. Corriveau,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau pursuant to the Power of Attorney executed by H. Lee Pulley and Karen S. Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of H. Lee Pulley and Karen S. Pulley, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 5th day of December, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission Expires: 3/3/2020

EXHIBIT "A"
TO Warranty Deed
From: H. Lee Pulley and Karen S. Pulley
To: Edith K. Ottestad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

C.M. Corr
Affiant-Christopher M. Corriveau

WITNESS my hand and seal at office this 5th day of December, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
Notary Public
My Commission Expires: 3/3/2020